

**MINUTES OF THE  
AUBURN CITY PLANNING COMMISSION  
DECEMBER 16, 2003**

The regular session of the Auburn City Planning Commission was called to order on December 16, 2003 at 6:30 p.m. by Chairman Nesbitt in the Council Chambers, 1225 Lincoln Way, Auburn, California.

**COMMISSIONERS PRESENT:** Hale, Manning, McCord, Smith, Chrm. Nesbitt

**COMMISSIONERS ABSENT:** None.

**STAFF PRESENT:** Will Wong, Community Development Director;  
Tom Fossum, Public Works Director; Janet Ferro,  
Administrative Assistant

**ITEM I: CALL TO ORDER**

**ITEM II: PLEDGE OF ALLEGIANCE**

**ITEM III: ELECTION OF PLANNING COMMISSION OFFICERS**

**A.** Chairperson

Comm. Hale nominated Keith Nesbitt to serve another term as Chairman. There were no other nominations and Keith Nesbitt was elected unanimously by voice vote.

**B.** Vice Chairman

Comm. McCord nominated Jodie Hale. There were no other nominations and Jodie Hale was elected unanimously by voice vote.

**C.** Traffic Committee Representative

Jodie Hale will continue as Traffic Committee Representative.

**D.** Traffic Committee Alternate

Wayne Manning will continue as Traffic Committee Alternate.

**ITEM IV: APPROVAL OF MINUTES**

The minutes of November 4, 2003 were approved as amended.

**ITEM V: PUBLIC COMMENT**

None.

**ITEM VI: PUBLIC HEARING ITEMS**

- A. **Civic Design – 250 Epperle Lane (Auburn Union Elementary School District Facility) – File CD 03-15.** The applicant requests approval of a Civic Design to construct one 4,800 square foot office building and one 8,000 square foot warehouse building for the new AUESD facility proposed at 250 Epperle Drive.

Will Wong gave the staff report. He gave details on the location, previously the site of the Placer County Juvenile Hall. As part of the Auburn School Park Preserve project, the Auburn Union Elementary School District will relocate their facilities from 55 College Way to 250 Epperle Lane. He gave further details on the buildings, parking, landscaping and lighting. He and Public Works Director Fossum responded to Commissioners questions regarding underground electrical, trash enclosure, and traffic flow.

The public hearing was opened.

Lee Buckingham, architect for the City on this project, gave additional information.

The public hearing was closed.

Comm. Manning **MOVED** to find the project Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15332 and to approve the Civic Design for Auburn Union Elementary School District – 250 Epperle Lane subject to the conditions listed in Exhibit A of the staff report.

Comm. Hale **SECONDED**.

AYES: Hale, Manning, Smith, Chrm. Nesbitt  
NOES: None

ABSTAIN: McCord  
ABSENT: None

The motion was approved.

The chairman announced the 10-day appeal period.

**B. Ordinance Amendment for Design Review and Historic Preservation.** The City of Auburn proposes to revise the Zoning Ordinance by adopting a Design Review Ordinance and a Historic Preservation Ordinance, thereby replacing Article 8 (Design Control) of the current ordinance. *THIS ITEM IS CONTINUED TO THE PLANNING COMMISSION MEETING OF JANUARY 6, 2004.*

## ITEM VII:

### PLANNING COMMISSION BUSINESS

**A.** Consider initiating an ordinance amendment to update Article 9 of the Zoning Ordinance for off-street parking and loading.

Director Wong reviewed the possibility of updating the Zoning Ordinance for off-street parking and bading. He noted that the other sections of the ordinance are adequate at this time and have not caused a problem, and if the Commission addresses only the sections relating to parking it would expedite this specific ordinance amendment.

The Commissioners discussed various sections of the existing ordinance.

Comm. Smith **MOVED** to direct staff to initiate an ordinance amendment to update those sections in Article 9 of the Zoning Ordinance pertaining to the number of required parking spaces, including reviewing the bicycle rack and carpool/vanpool requirements.

Comm. Manning **SECONDED**.

AYES: Hale, Manning, McCord, Smith, Chrm. Nesbitt  
NOES: None  
ABSTAIN: None  
ABSENT: None

The motion was approved.

**ITEM VIII: COMMUNITY DEVELOPMENT DEPARTMENT  
FOLLOW-UP REPORTS**

**A. City Council Meetings**

Director Wong reviewed recent City Council meetings.

**B. Future Planning Commission meetings.**

The next Planning Commission meeting will be January 6, 2004.

**C. Reports**

None.

**ITEM IX: PLANNING COMMISSION REPORTS**

Comm. Hale reported on the Traffic Committee meeting.

**ITEM X: FUTURE PLANNING COMMISSION AGENDA ITEMS**

None.

**ITEM IX: ADJOURNMENT**

The meeting was adjourned at 7:27 p.m.

Respectfully submitted,

Janet Elaine Ferro, Administrative Secretary